

CLEARWATER LARGO RD - WAREHOUSE - 6,905 SF

1731 Clearwater Largo Rd, Clearwater, FL 33756

Marcus & Millichap



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1731 CLEARWATER LARGO RD

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..... SECTION 1

01



EXECUTIVE SUMMARY

Photos

Photos

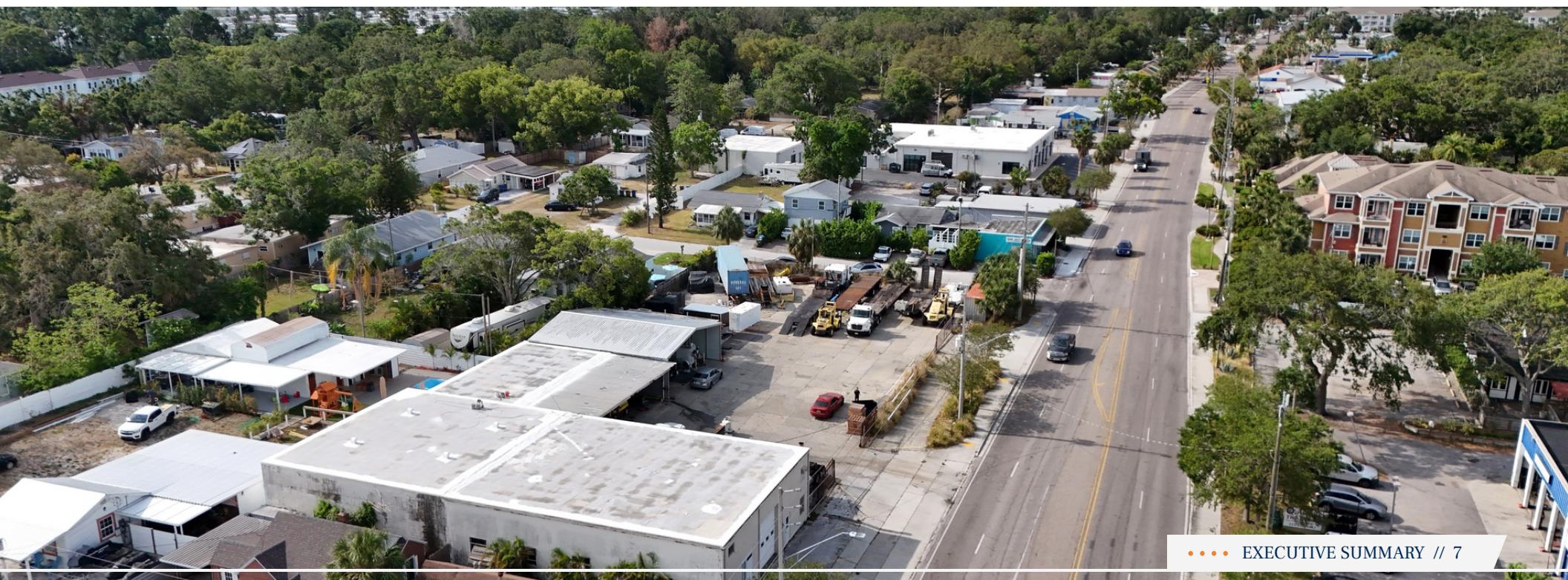
Photos

Offering Summary

Investment Highlights

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OFFERING SUMMARY

1731 CLEARWATER LARGO RD



Listing Price
\$1,104,800



Pro Forma Cap Rate
7.50%



Price/SF
\$160.00

FINANCIAL

| | |
|--------------------|-------------|
| Listing Price | \$1,104,800 |
| Price/SF | \$160.00 |
| Pro Forma Cap Rate | 7.50% |
| Market Rent | \$12.00 NNN |
| Occupancy | Vacant |

PROPERTY

| | |
|-------------------|------------------------------|
| Square Feet | 6,905 SF (9,000 SF Gross) |
| Lot Size | 0.72 Acres (31,363 SF) |
| Year Built | 1958 |
| Office | 9% |
| Clear Height | 10.5'-14' |
| Grade Level Doors | 10' x 12' (3) - 9' x 16' (1) |



CLEARWATER LARGO RD - WAREHOUSE - 6,905 SF

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INVESTMENT OVERVIEW

Versatile Warehouse Property with Redevelopment Potential

Unlock the potential of this exceptional 9,000 gross SF warehouse located along the highly visible and heavily trafficked Clearwater Largo Road corridor. Spanning three fully improved and fenced parcels, the property features dual access points, ample outdoor space, and 250 feet of frontage—ideal for signage and visibility.

Currently operating as a warehouse, the site is well-suited for a variety of industrial uses including auto repair. However, it also sits within the Clearwater-Largo Road Community Redevelopment District, offering flexible zoning for mixed-uses.

Whether you're an owner-user looking to run your business from a central location, or an investor seeking a value-add redevelopment opportunity, this site checks all the boxes. With abundant parking and room for outdoor activation, it would make an ideal location for a brewery, restaurant, or creative retail concept.

INVESTMENT HIGHLIGHTS

9,000 SF of Gross Warehouse Space on 0.72 AC

250' Frontage to Clearwater Largo Rd - Seeing 17,600 VPD

Endless Opportunities as Part of Clearwater Largo Road Community Redevelopment District

..... SECTION 2

02

PROPERTY INFORMATION

[Property Details](#)

[Regional Map](#)

[Local Map](#)

[Parcel Map](#)

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1731 CLEARWATER LARGO RD

PROPERTY DETAILS

SITE DESCRIPTION

| | |
|-------------------------|---|
| Assessors Parcel Number | 27-29-15-07920-006-0410 27-29-15-07920-006-0450 27-29-15-07920-006-0490 |
| Zoning | CLR-CRD/Clearwater Largo Road Community Redevelopment District |
| Year Built | 1958 |

CONSTRUCTION

| | |
|---------------|---------------------|
| Framing | Concrete Block |
| Exterior | Concrete Block |
| Parking | 0.72 AC |
| Roof | Blt Up Metal/Gypsum |
| Floor Support | Slab On Grade |

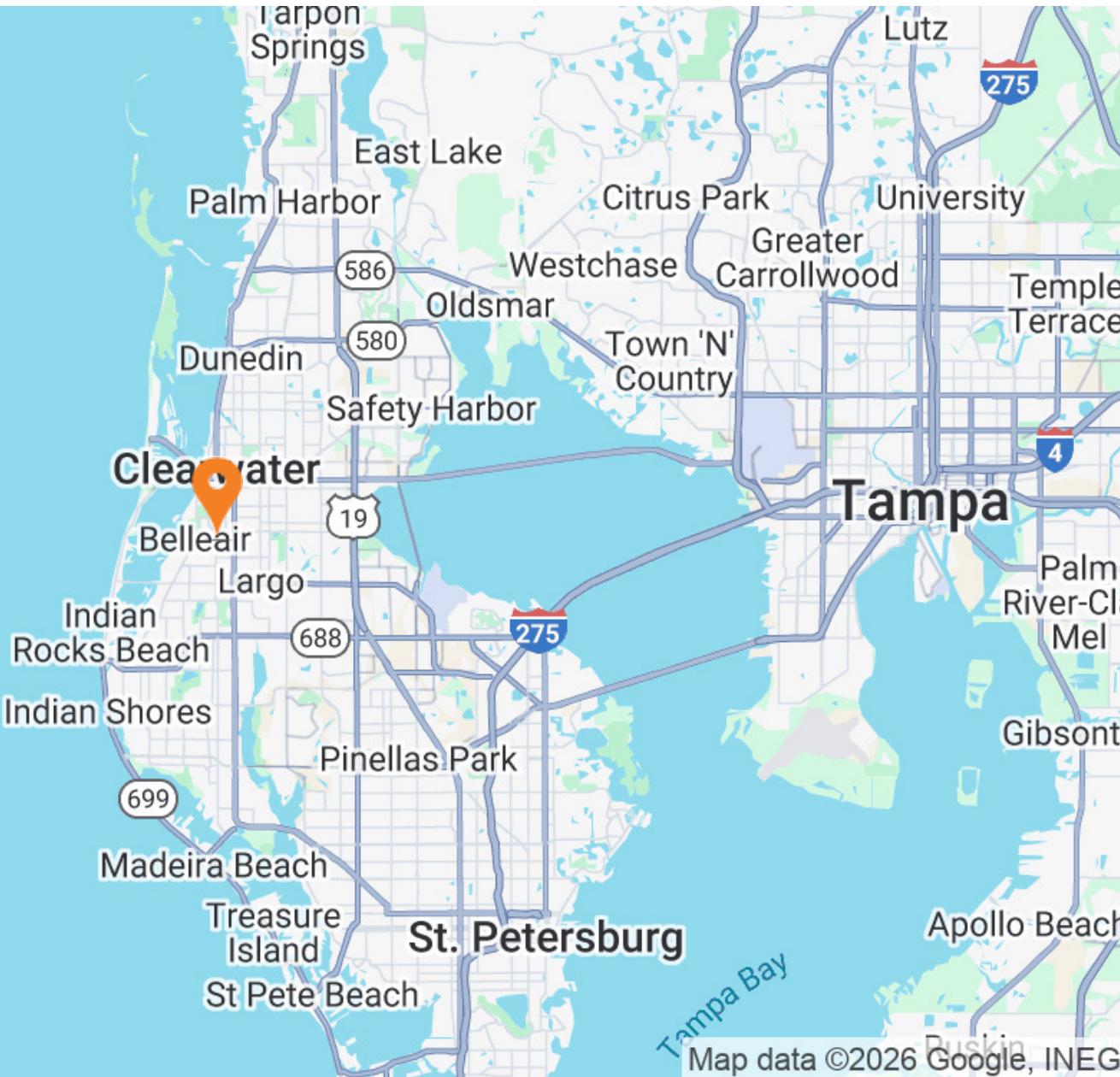
UTILITIES

| | |
|----------|----------------------------|
| Electric | 3p/200a/240v (Duke Energy) |
| Water | City of Largo |
| Septic | Yes |
| HVAC | No |



1731 CLEARWATER LARGO RD

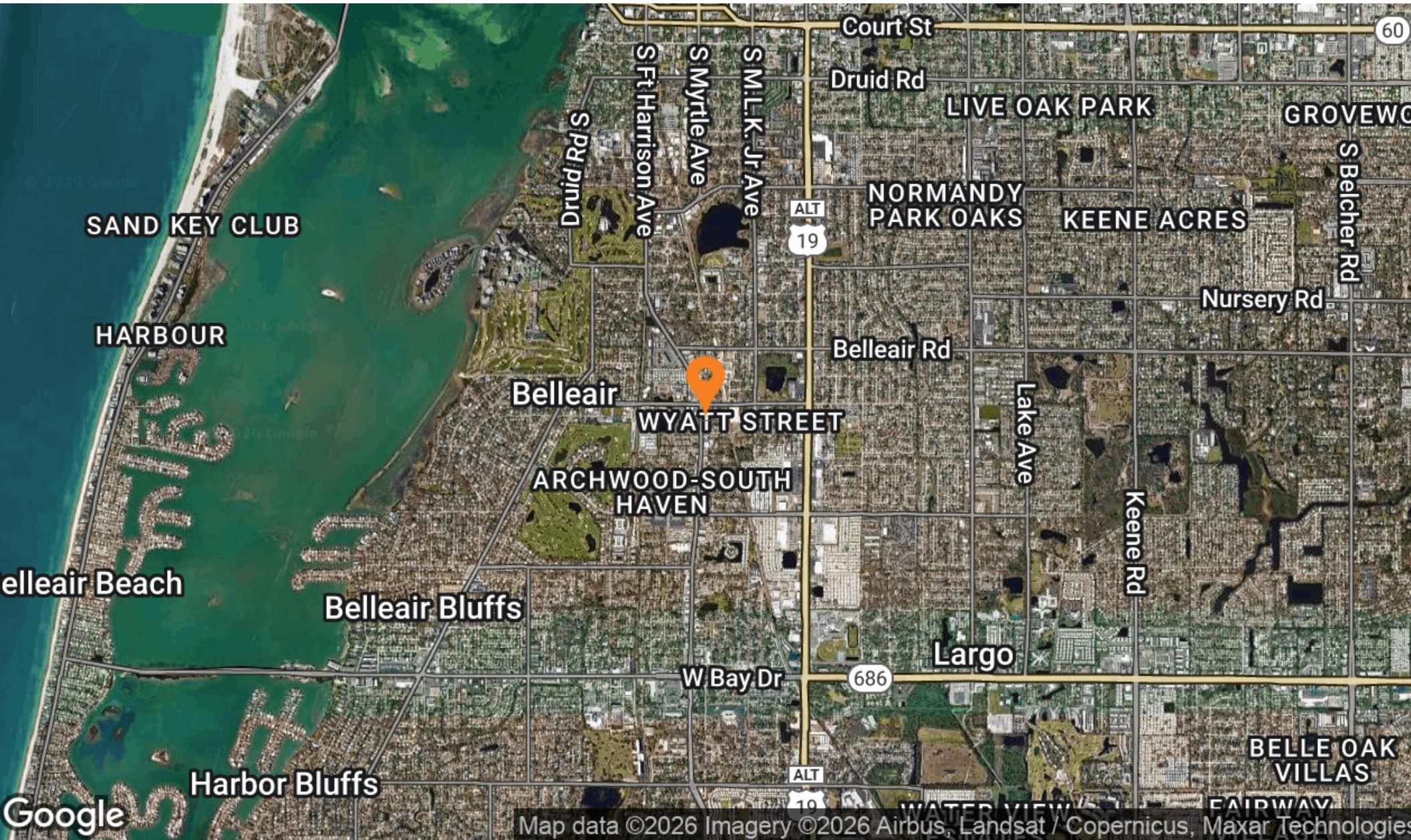
REGIONAL MAP



Google

1731 CLEARWATER LARGO RD

LOCAL MAP





..... SECTION 3

03



MARKET OVERVIEW

Market Overview
Demographics
Broker of Record

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1731 CLEARWATER LARGO RD

MARKET OVERVIEW

TAMPA-ST. PETERSBURG

Tampa Bay refers to both a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro has over 3.3 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Northeast of the bay, Tampa — the county seat of Hillsborough County — is the most populous city with nearly 405,000 people. St. Petersburg follows; located on the peninsula near the mouth of the bay, it has over 260,000 residents. Robust job growth since 2020 has attracted new people to the metro, many of whom moved into higher-density redevelopment projects near city cores or larger master-planned communities in the suburbs.

METRO HIGHLIGHTS



FAVORABLE BUSINESS CLIMATE

A relatively low cost of living and economic development support a growing business landscape in the Tampa Bay-St. Petersburg metro.



PORT ACTIVITY

One of the Southeast's largest seaports, the Port of Tampa services passenger cruise ships and commercial freighters. The Port of St. Petersburg, the only superyacht marina on Florida's Gulf Coast, is also in the metro.



DIVERSE ECONOMY

High-tech industries, as well as the tourism, military, finance and seaborne commerce segments, drive the region's economy.



1731 CLEARWATER LARGO RD

MARKET OVERVIEW

ECONOMY

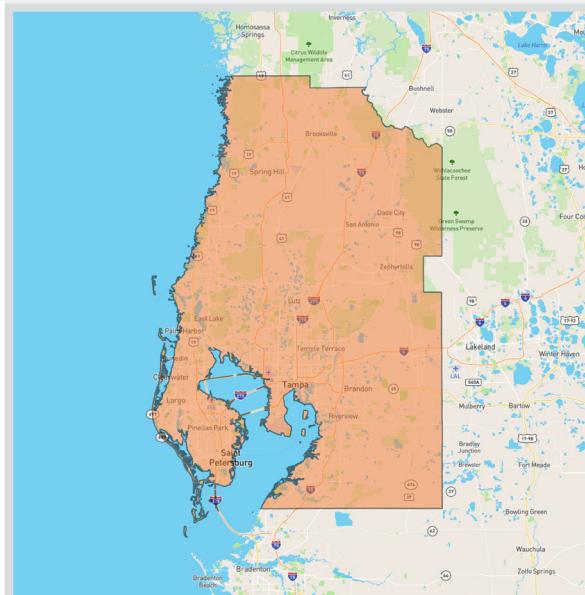
- Local ports contribute to a major presence in the shipping, distribution and logistics industry. The CSX Intermodal facility in nearby Polk County provides quick access to markets throughout the nation.
- Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Mosaic, Raymond James Financial and Jabil.
- Tourism also plays a significant role in the local economy, as visitors are drawn to Busch Gardens, the Salvador Dalí Museum and the region's many beaches.



* Forecast

MAJOR AREA EMPLOYERS

- BayCare Health System
- Publix Super Markets, Inc.
- WellCare Health Plans
- Tech Data
- Verizon Communications, Inc.
- Power Design
- University of South Florida
- Sykes
- Raymond James
- TECO Energy, Inc



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

1731 CLEARWATER LARGO RD

MARKET OVERVIEW

DEMOGRAPHICS

- The local population will expand to roughly 3.4 million residents by 2028. During the next five years, the number of households will increase by nearly 80,000.
- Homeownership of 65 percent is slightly above the national rate; the median home price, \$411,000, is more than 3 percent above the U.S. median.
- Roughly 20 percent of residents hold bachelor's degrees, with more than 10 percent having also attained a graduate or professional degree.

QUALITY OF LIFE

The metro boasts a mild climate and a beautiful waterfront, which attract new residents and visitors. Tampa-St. Petersburg has hundreds of golf courses and abundant water-related activities, with Tampa Bay and the Gulf Coast nearby. There are more than 11,000 acres of parkland and 100 trail acres within a 60-mile radius. Numerous state parks, historical sites, museums, theaters and retail centers also dot the landscape. The world-famous Busch Gardens theme park also draws visitors, as do professional football, hockey and baseball teams. Educational advancement is available at numerous institutions of higher learning located in the Tampa Bay area. The University of South Florida in Tampa is one of the largest universities in the state.

SPORTS

Baseball | **MLB** | Tampa Bay Rays
Football | **NFL** | Tampa Bay Buccaneers
Hockey | **NCAA** | Tampa Bay Lightning
Soccer | **USL** | Tampa Bay Rowdies



EDUCATION

- Eckerd College
- St. Petersburg College
- The University of Tampa
- University of South Florida



ARTS & ENTERTAINMENT

- Busch Gardens
- The Florida Aquarium
- Museum of Science and Industry
- Museum of Fine Arts, St. Petersburg
- Straz Center for the Performing Arts



QUICK FACTS

POPULATION
3.3M
Growth 2025-2029*
3.9%

HOUSEHOLDS
1.4M
Growth 2025-2029*
4.0%

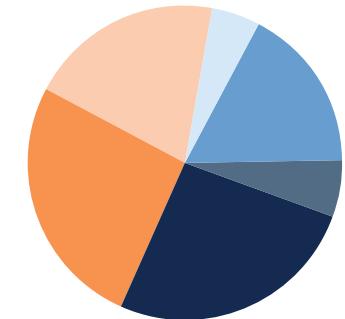
MEDIAN AGE
43
U.S. Median:
39

MEDIAN HOUSEHOLD INCOME
\$80,000
U.S. Median:
\$76,000

*Forecast

2025 Population by Age

| | |
|-----|-------------|
| 5% | 0-4 years |
| 17% | 5-19 years |
| 5% | 20-24 years |
| 26% | 25-44 years |
| 27% | 45-64 years |
| 20% | 65+ years |



*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

1731 CLEARWATER LARGO RD

DEMOGRAPHICS

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| 2030 Projection | | | |
| Total Population | 14,745 | 98,732 | 232,632 |
| 2025 Estimate | | | |
| Total Population | 14,397 | 98,023 | 231,787 |
| 2020 Census | | | |
| Total Population | 14,130 | 98,692 | 234,221 |
| 2010 Census | | | |
| Total Population | 14,596 | 94,569 | 224,484 |
| Daytime Population | | | |
| 2025 Estimate | 12,023 | 123,655 | 267,049 |
| HOUSEHOLDS | 1 Mile | 3 Miles | 5 Miles |
| 2030 Projection | | | |
| Total Households | 6,758 | 46,676 | 109,464 |
| 2025 Estimate | | | |
| Total Households | 6,590 | 46,264 | 108,827 |
| Average (Mean) Household Size | 2.2 | 2.1 | 2.1 |
| 2020 Census | | | |
| Total Households | 6,268 | 45,479 | 107,606 |
| 2010 Census | | | |
| Total Households | 6,509 | 43,209 | 102,537 |

| HOUSEHOLDS BY INCOME | 1 Mile | 3 Miles | 5 Miles |
|--|----------|----------|----------|
| 2025 Estimate | | | |
| \$200,000 or More | 5.7% | 6.8% | 6.9% |
| \$150,000-\$199,999 | 5.2% | 7.2% | 7.7% |
| \$100,000-\$149,999 | 12.2% | 15.5% | 16.2% |
| \$75,000-\$99,999 | 12.3% | 14.3% | 14.2% |
| \$50,000-\$74,999 | 16.7% | 17.1% | 17.3% |
| \$35,000-\$49,999 | 14.9% | 12.0% | 12.6% |
| \$25,000-\$34,999 | 8.9% | 8.5% | 8.2% |
| \$15,000-\$24,999 | 9.3% | 7.9% | 7.2% |
| Under \$15,000 | 14.7% | 10.8% | 9.7% |
| Average Household Income | \$74,283 | \$86,860 | \$89,318 |
| Median Household Income | \$57,310 | \$70,365 | \$72,140 |
| Per Capita Income | \$34,229 | \$41,083 | \$41,955 |
| POPULATION PROFILE | 1 Mile | 3 Miles | 5 Miles |
| Population By Age | | | |
| 2025 Estimate Total Population | 14,397 | 98,023 | 231,787 |
| Under 20 | 20.6% | 17.0% | 16.8% |
| 20 to 34 Years | 17.6% | 16.2% | 17.2% |
| 35 to 39 Years | 6.0% | 5.5% | 5.8% |
| 40 to 49 Years | 10.6% | 10.4% | 10.9% |
| 50 to 64 Years | 20.6% | 22.0% | 22.0% |
| Age 65+ | 24.6% | 29.0% | 27.3% |
| Median Age | 45.0 | 49.0 | 48.0 |
| Population 25+ by Education Level | | | |
| 2025 Estimate Population Age 25+ | 10,713 | 77,040 | 182,074 |
| Elementary (0-8) | 5.4% | 3.2% | 3.0% |
| Some High School (9-11) | 4.8% | 5.8% | 5.7% |
| High School Graduate (12) | 33.3% | 30.6% | 29.7% |
| Some College (13-15) | 21.0% | 20.8% | 21.7% |
| Associate Degree Only | 9.8% | 10.0% | 10.2% |
| Bachelor's Degree Only | 18.3% | 19.1% | 19.4% |
| Graduate Degree | 7.4% | 10.5% | 10.4% |
| Travel Time to Work | | | |
| Average Travel Time to Work in Minutes | 26.0 | 25.0 | 25.0 |

1731 CLEARWATER LARGO RD

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 231,787. The population has changed by 3.25 percent since 2010. It is estimated that the population in your area will be 232,632 five years from now, which represents a change of 0.4 percent from the current year. The current population is 48.4 percent male and 51.6 percent female. The median age of the population in your area is 48.0, compared with the U.S. average, which is 40.0. The population density in your area is 2,954 people per square mile.



HOUSEHOLDS

There are currently 108,827 households in your selected geography. The number of households has changed by 6.13 percent since 2010. It is estimated that the number of households in your area will be 109,464 five years from now, which represents a change of 0.6 percent from the current year. The average household size in your area is 2.1 people.



INCOME

In 2025, the median household income for your selected geography is \$72,140, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 72.57 percent since 2010. It is estimated that the median household income in your area will be \$83,054 five years from now, which represents a change of 15.1 percent from the current year.

The current year per capita income in your area is \$41,955, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$89,318, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 118,748 people in your selected area were employed. The 2010 Census revealed that 64.5 percent of employees are in white-collar occupations in this geography, and 16.5 percent are in blue-collar occupations. In 2025, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 24.00 minutes.



HOUSING

The median housing value in your area was \$327,093 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 65,747.00 owner-occupied housing units and 36,796.00 renter-occupied housing units in your area.



EDUCATION

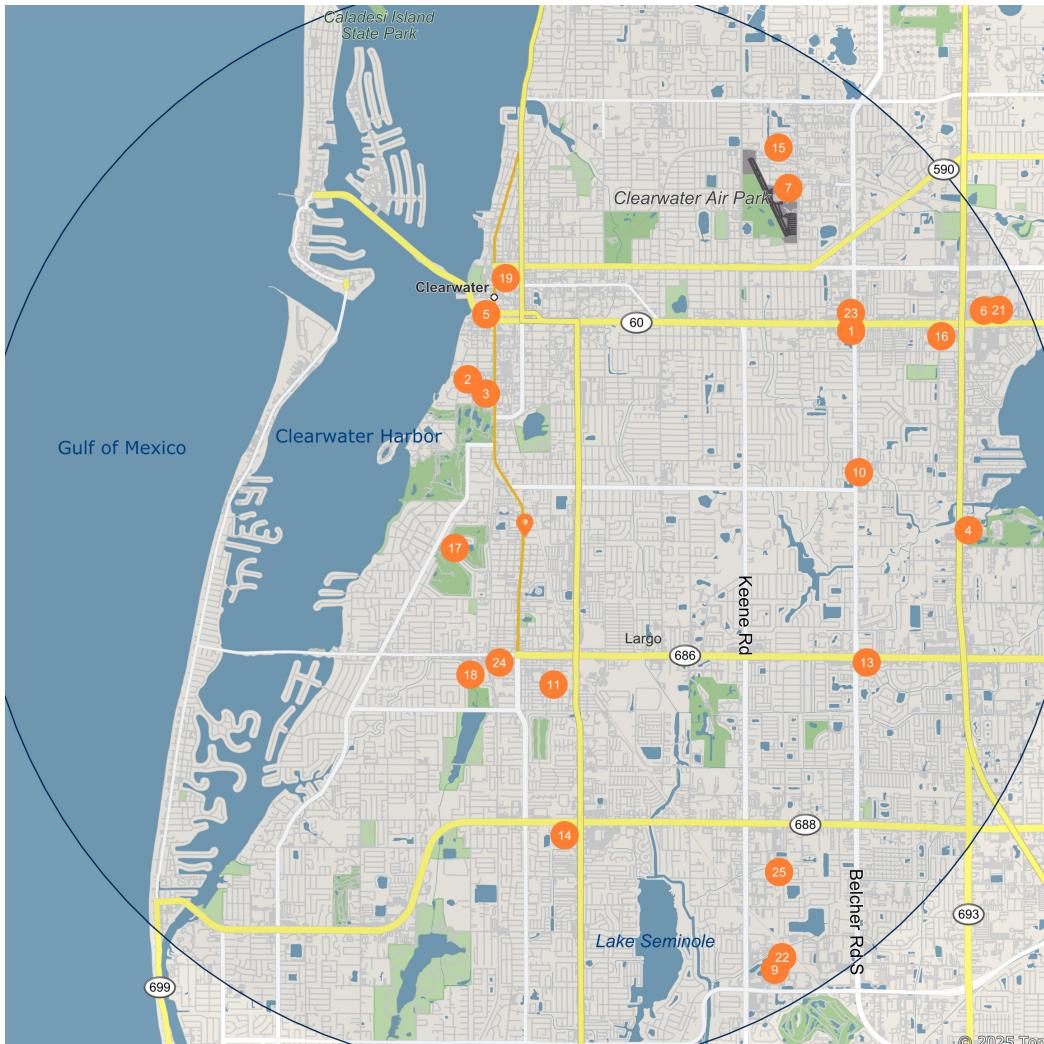
The selected area in 2025 had a lower level of educational attainment when compared with the U.S averages. 28.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 10.2 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.0 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.1 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 38.4 percent in the selected area compared with the 19.6 percent in the U.S.

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DEMOGRAPHICS

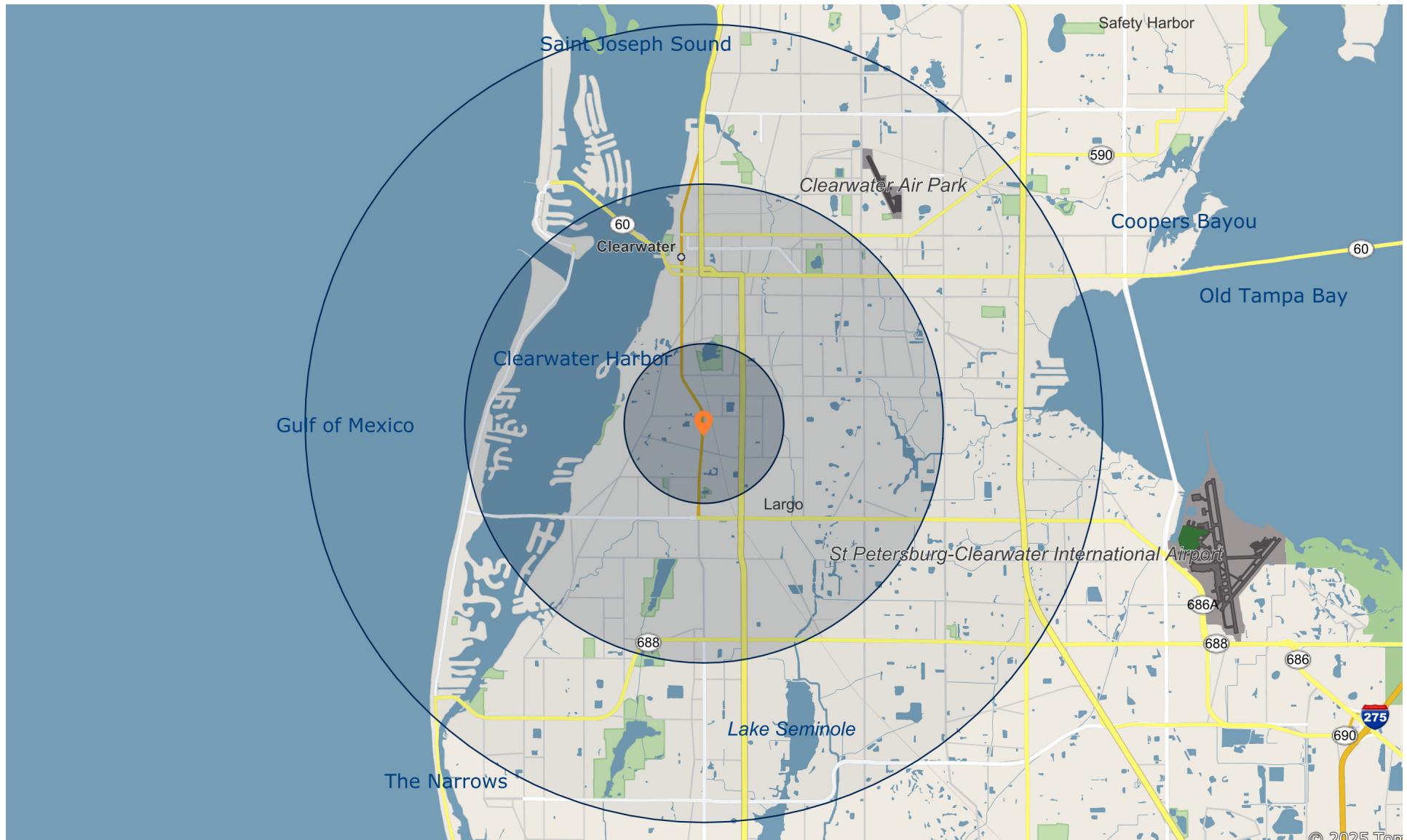


Major Employers

| Employer | Employees |
|---|-----------|
| Bob Evans Farms Inc-Bob Evans Farms Restaurant | 3,167 |
| Morton Plant Hospital Assn Inc-Morton Plant Hospital | 2,100 |
| Morton Plant Mase Hlth Care In- | 1,800 |
| Baycare Health System Inc-Information Services Dept | 1,618 |
| County of Pinellas-Board of County Commissioners | 1,400 |
| Twts Holdings LLC- | 1,090 |
| Gdp Prop LLC- | 1,038 |
| Baycare Health System Inc- | 876 |
| Linvatec Corporation-Conmed Linvatec | 835 |
| Charles Rutenberg Realty Inc- | 800 |
| Pinellas County Public Schools-P C S | 750 |
| Bamko LLC- | 729 |
| Harden Healthcare Services LLC- | 721 |
| County of Pinellas-Sheriffs Office | 690 |
| Instrument Transformers LLC- | 642 |
| Nurses Choice Inc- | 600 |
| Interim Healthcare Inc-Interim Services | 559 |
| Largo Medical Center Inc-Largo Med Ctr Indian Rcks Cmpu | 544 |
| Knowbe4 Inc- | 520 |
| Superior Group Companies Inc-Superior Surgical Intl | 501 |
| Synergy Inc- | 458 |
| Johnson Controls Inc- | 444 |
| Florida Concerned Care LLC-Right At Home Central Pinellas | 425 |
| Sunshine Ace Hardware Inc-Ace Hardware | 416 |
| Compass Group Usa Inc-Canteen Paradyne 38471 | 408 |

1731 CLEARWATER LARGO RD

DEMOGRAPHICS



1731 CLEARWATER LARGO RD

BROKER OF RECORD

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